

# ABILITY CONSTRUCTION

3400 W. DESERT INN RD. #4

LAS VEGAS NV. 89102

PHONE (702) 258-0027/FAX (702) 258-9591

ST. CONT. LIC.#033860

BID LIMIT \$1,500,000

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TO: CITY OF LAS VEGAS- PLANNING DEPT.  
731 S. 4<sup>TH</sup> STREET  
LAS VEGAS, NV 89101

RE: JUSTIFICATION LETTER FOR REDUCED LANDSCAPE  
JUSTIFICATION FOR NO HALF STREET IMPROVEMENTS

BENITEZ CAR-WASH PROPOSES TO PROVIDE LANDSCAPING AS SHOWN ON DRAWINGS, THE PROPERTY OWNER PROPOSES TO REVITALIZE EXISTING LANDSCAPING ON EASTERN AVE. AS ORIGINALLY REQUIRED,

THE PROPERTY OWNER PROPOSES TO SUB-DEVIDE THE PROPERTY 262' 6" IN FROM EASTERN TO MATCH PROPERTY LINE DEDICATION ON HINKLE AVE, CREATING TWO PIECES OF PROPERTY BOTH UNDER TWO ACRES,

THE NEW WESTERN PROPERTY WILL REMAIN UNDEVELOPED FOR THE TIME BEING AS IT IS BEING OFFERED FOR SALE. THE PROPERTY OWNER PROPOSES TO MAINTAIN EXISTING HALF STREET IMPROVEMENTS ON EASTERN AVENUE AS THEY COMPLIED WITH ALL CODES AT TIME OF CONSTRUCTION. THE PROPERTY OWNER PROPOSES TO INSTALL BACK FLOW PREVENTION DEVICES ON ALL EXISTING WATER MAIN SERVICES.

SINCERELY

  
CRAIG MOORE

ABILITY CONSTRUCTION



9/24/07

**SDR-25443**  
**12/20/07 PC**